

I. PROCEDURES

- A. Call to Order Vice-Chairman Karen Peters called the hearing to order at 7:00 P.M.
- B. Roll Call Present- Vice Chairman Peters, Commissioners Mike Cowan, Bill Baptist, Clara Barnes & Oscar Fredrickson. Present from staff: Harry Holmes, Assistant Planner; Carolyn Smith, City Clerk taking minutes
- C. Pledge of Allegiance Vice-Chairman Peters led the pledge
- D. Adoption of Agenda Commissioner Cowan moved to adopt the agenda, Commissioner Baptist seconded and the motion carried.
- E. Approval of Minutes of October 17, 2006 Tabled to next meeting

II. PUBLIC PARTICIPATION – None

III. RZ/PP 06-11 GRAND CANYON VILLAS (GCV)

- A. Recess to Public Hearing Vice-Chairman Peters adjourned to public session 7:04 P.M. Pamela LaPaglia stated that it (GCV) was a good idea. There was no other public comment.
- B. Reconvene Regular Planning and Zoning Session Harry Holmes presented the project, a 34-unit condominium conversion of an existing hotel: 28 two-bedroom units and 6 three-bedroom units. He noted that the exterior would be unchanged except for a new, metal roof, and that there would be extensive interior remodeling to combine existing hotel rooms to form condominium units. Holmes also reported that a new plan sheet (2 of 6) had been provided, along with revised Covenants, Conditions and Restrictions (CC&Rs), addressing Departmental Review Team (DRT) concerns.

Wayne Hellwig of Hellwig Development Services (consultant) and Gary Byer of Grand Canyon Villas LLC (owners/developers) addressed the Commission and answered questions. Mr. Hellwig stated that the project would provide workforce housing starting around \$200,000.

Commissioner Baptist asked about parking spaces and Home Owners' Association (HOA); Mr. Hellwig said there would be two spaces per unit, and the the CC&Rs include an HOA.

Vice-Chairman Peters asked about the 30% open space requirement and parking; she also asked about handicapped access. Mr. Hellwig stated that the project will conform to the Americans with Disabilities Act (ADA) with one two-bedroom unit and one three-bedroom unit.

Commissioner Fredrickson voiced his concern that rezoning from CBD to R3 could set a precedent; Commissioner

Baptist asked about the ten-unit complex behind GCV. Mr. Holmes said the zoning for that complex is R3 (Multi-Family Residential). Vice-Chairman Peters stated that there would be no precedent as each project would be decided on a case by case basis.

Commissioner Fredrickson asked how much reserve and who would have title to the common areas. Mr. Hellwig responded that the condominium owners would have an undivided interest in those areas.

Commissioner Fredrickson asked how the utility services would be metered and billed. Mr. Byer responded that electric service will be separately metered and billed to the condominium owners and that all other utility services will be paid by the HOA.

Commissioner Cowan asked whether the ingress/egress for the units would be from the interior hallways and about a play area for the children. Mr. Byer replied that outdoor recreational facilities could be provided and expressed willingness to meet the City's needs. Vice-Chairman Peters asked that such facilities be included in the landscaping plan.

Commissioner Fredrickson asked the method of assessment of HOA fees. Mr. Byer said they would be per square foot.

Commissioner Baptist asked whether the complex would continue to operate partly as a hotel. Mr. Byer said no. He added that there would be full-time security on site, improved amenities, such as a gym, entertainment facilities, and mail boxes.

Commissioner Baptist asked whether timeshares would be allowed; Mr. Byer said no, and that no more than 20% would be available for rental.

Vice-Chairman Peters asked whether there would be conservation improvements such as added insulation and low-flow plumbing fixtures. Commissioner Baptist stated that the building permits and standards would cover these issues and asked when the hotel was built. Mr. Byer said it was built in 1991 and met current standards.

C. Discussion and Decision

There being no further discussion, Commissioner Baptist moved to approve the rezoning and preliminary subdivision plat for Grand Canyon Villas with the following conditions:

1. Developer has 18 months to obtain City Council approval of a final plat and development agreement or zoning will revert to CBD (Central Business District);
2. All DRT and engineering concerns will be addressed;
3. Final Development Agreement will be submitted prior to Final Plat signatures;
4. All drainage issues will be resolved in the Final Plat.

Commissioner Fredrickson seconded the motion.
The motion carried on a 5-0 vote.

IV. ADJOURNMENT: Commissioner Cowan moved to adjourn; Commissioner Barnes seconded; motion carried; meeting adjourned at 7:30 P.M.